

May 20, 2015

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on May 18, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME: Valley Vue Preliminary Plat
PROJECT NUMBER: 14-001040, ECF, PP, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 5, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark H. Close Associate Planner

Clark of Clas

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA14-001040, ECF, PP, MOD

APPLICANT:

Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE,

Bellevue, WA 98008

PROJECT NAME:

Valley Vue Preliminary Plat

The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.3-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South and are part of the Black River Basin.

The single family house located at 3106 is connected to city water and sewer and would remain and be incorporated into the subdivision as Lot 9, while the house located at 3112 is on a septic system and would be demolished. Together the nine (9) residential lots (8 new + the remaining single family house) would result in a density of 4.23 du/ac. Residential lot sizes range from 4,502 sf to 18,169 sf with an average lot size of 7,954 sf. In addition to the 9 residential lots, four (4) tracts are proposed for access roads, sensitive areas, and stormwater detention. The eight (8) new residential lots would be served from Winsper Division No. 1 Subdivision (Tract G and Tract H) via two dedicated ingress/egress easement areas of 24 feet in width through the development on S 32nd Place. There are 142 significant trees on the site and the applicant is proposing to retain 27 original trees. A detention vault in the westerly portion of the site is proposed within Tract D which would discharge into the existing conveyance system on the east side of Talbot Road.

The applicant has submitted a Critical Areas Report, Preliminary Technical Information Report, and a Geotechnical Engineering Report with the application. The site contains a Category 2 wetland in the far eastern portion of the site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.

PROJECT LOCATION:

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 5, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE:

MAY 22, 2015

DATE OF DECISION:

MAY 18, 2015

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



SIGNATURES:

Gregg Zimmerman Administrator

Gregg Zimmerman, Administrator Public Works Department

Date

Mark Peterson, Administrator

Fire & Emergency Services

Date

Terry Higashiyama, Administrator

Community Services Department

Date

5/18/15

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development

Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER:

LUA14-001040, ECF, PP, MOD

APPLICANT:

Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish

PKWY SE, Bellevue, WA 98008

PROJECT NAME:

Valley Vue Preliminary Plat

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PROJECT LOCATION:

3106 and 3112 Talbot Road S, Renton, WA 98055

LEAD AGENCY:

The City of Renton

Department of Community & Economic Development

Planning Division

MITIGATION MEASURES:

- 1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.
- 2. The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
- 3. The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.
- 4. The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand of the Renton Municipal Code (RMC 4-6-060K). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Recommendations: I have reviewed the application for Valley Vue Preliminary Plat and have the following comments:

EXISTING CONDITIONS

WATER The site is located in the Talbot Hill 350 hydraulic water pressure zone. There is an existing 8 inch water main in S. 32nd Place and there are 2 existing ¾ inch domestic water meters serving the existing homes.

SEWER There is an 8 inch sewer main in S. 32 Place (Winsper) and an 8 inch sewer main located near the northwest of the site.

STORM There are drainage improvements in S. 32nd Place.

CODE REQUIREMENTS

Water

- 1. Need to show the existing water service for 3106 Talbot Road South.
- 2. System development fee for water is based on the size of the new domestic water meter(s) that will serve each new lot. Fee for a 1 inch water meter install is \$2,809.00. Credit will be giving to the existing home.
- 3. Fee for a 1 inch water meter installed by the City is \$3,770.00.
- 4. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
- 5. A separate domestic water service meter will be required for each lot with a minimum size of 1 inch along with required backflow prevention assembly.
- 6. This project is subject to water special assessment district no. 8406 depending on fire flow demand. For a fire flow demand of 1,500 gpm or less, the special assessment is \$0.034/sq ft of property, plus \$16.00/front foot along the property frontage on Talbot Rd S.

Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Sewer

- 1. Need to show the existing side sewer connection for 3106 Talbot Road South.
- 2. System development fee for sewer is based on the size of the new domestic water(s) that will serve each new lot. Sewer fee for a ¾ inch water or 1 inch meter install is \$1,812.00.
- 3. Existing septic system(s) will be required to be abandoned in accordance with King County Department of Health.

SURFACE WATER

- 1. A drainage plan and drainage report dated, December, 2013 was submitted by LDA (Land Development Advisors). The report complies with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core requirements and special requirements are included in the report. This site falls within the Flow Control Duration Standard, Forested Conditions.
 - The Basin Map Figure 3.1 Please revise the areas to match the Preliminary Plat Map areas. Account for both drainage basins in the tables and on the figure.
 - Please discuss the existing house to the west that will remain as part of the development. Will the existing culverts be maintained through construction? Where does the runoff currently go? Where does the roof drainage go? Etc.....Show on drawing.
 - The westerly portion of the access road that comes off of Talbot Road South by passes the proposed treatment facility (wet pond) near the existing house needs to be addressed. Please review Page 1 66 1.2.8.2.D in the City of Renton's Amendments to the King County Surface Water Design Manual.
 - Please summarize the dimensions and volume for each of the detention and the water quality components of the vault.
 - Include backwater analysis for the conveyance system in your final TIR submittal.
 - A declaration of covenant will be required for the storm water facilities.
 - Pave roadway off of Talbot Road South at 12 ft. in width for access to the storm water tract.
- 2. A geotechnical report for the site dated May 27, 2014 was submitted by Geotech Consultants Inc. Information on the water table and soil permeability, with recommendations regarding foundation footing drains and waterproofing, retaining walls, slabs on grade, excavations and slopes and pavement areas. Infiltration of storm runoff is not recommended. Please update the report to address the proposed storm water vault not a storm water detention pond.
- 3. Surface Water System Development fee is \$1,120 per new lot. This is payable prior to issuance of the construction permit. Credit will be given for one existing home.

EROSION CONTROL

- 1. An Erosion Control Plan is to be submitted with the civil plans. Erosion Control shall be installed and monitored in accordance with Storm Water Pollution Prevention Plan and the KCSWM.
- 2. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

TRANSPORTATION/STREET

- 1. The current transportation impact fee rate is \$1,430.72 per single family house. The transportation impact fee is levied at the time of building permit application and payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.
- 2. LED street lighting meeting City of Renton Standards is required.
- 3. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
- 4. Road Classifications Talbot Road South is a Collector Arterial; S 32nd PI is a residential access street.
 - Existing right-of-way width is approximately 60 feet for Talbot Rd S and approx. 44 feet on S 32nd Pl.
 - Per RMC 4-6-060J for 'Shared Driveways' at least one of the four lots being accessed must front public right-of-way; the proposed development does not meet all of the code requirements for a shared driveway type of access.

Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

- 5. Access to the proposed development from Talbot Road South (2-lane Collector Arterial) along the existing driveway lies within regulated slope areas (>15% and > 25%) per the City of Renton's Sensitive Areas map. Slopes in excess of 15% are typically not accessible by the City Renton's Fire Department Vehicles.
- 6. The preliminary plat plan sheets show access to the proposed development to be off of S 32nd PI (Winsper Development) via Tracts G and H. These tracts are approximately 24 feet in width and are to have two (2) 10-foot wide paved lanes with vertical curb and gutter. City of Renton has a comment also concerning the constructability of these accesses. Due to the slope of the site, both accesses will require retaining walls to be constructed along their eastern sides. The eastern most access has a slope in excess of 15% and requires a minimum of 1.5 ft. of clear zone between the back of the curb and the face of the retaining wall. The construction of the retaining walls proposed for both accesses will require temporary construction easements to be obtained from the adjoining property owners. However, the temporary construction easements may not be feasible due to the close proximity of other private existing structures to the area needed for construction of the walls.
- 7. The current layout does not include access to the storm water facilities. Access to the storm water tract is necessary in order to maintain the vault.

GENERAL COMMENTS

- 1. This project will comply with all undergrounding requirements.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Separate permit and fees will be required for the water meter installation, side sewer connection, and storm water connection.
- 4. Water service, sewer stub, and a drainage flow control BMP is required to be provided to each new lot prior to recording of the plat.

Fire Review - Building Comments

Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for existing home that is to be removed.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Dead end streets exceeding 500 feet require all homes to be provided with an approved fire sprinkler system. Dead end streets exceeding 700 feet are not allowed without approved secondary access roadways being provided. Condition of approval of this proposed plat due to existing steep grades on existing access roadways and proposed dead end streets is to have all proposed homes be equipped with approved residential fire sprinkler systems.
- 3. Access roadways shall not exceed 15 percent maximum grade. Angles of approach and departure shall meet fire department requirements.

Planning Review Comments

Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

- 1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
- 2. New single family construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays is by permission only. No work is permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

Technical Services Comments

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Preliminary Plat: Bob Mac Onie 09/18/2014

Note the City of Renton land use action number and land record number, LUA14 001040 and LND 10 0515, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Ties can be made but explicit reference to another survey with such ties and two monuments common to the subject subdivision.

Provide sufficient information to determine how the plat boundary was established.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

Do note encroachments.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal. Please note the Site Data on sheet 1 of 3 block is not necessary and conflicts with the Easement Notes block immediately below.

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'. Do not show the TPNs.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required. If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the

Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Technical Services Comments

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

There needs to be a Purpose Statement for each of the tracts created, including ownership and maintenance responsibilities.

Please discuss with the Stormwater Utility any other language and/or instrument requirements regarding surface water BMPs and other rights and responsibilities.

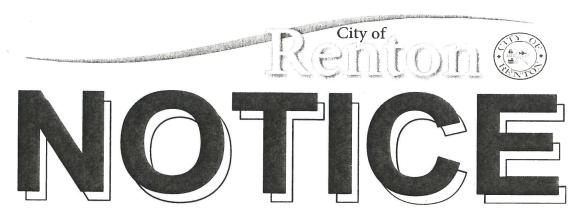
Include a Dedication block. All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Community Services Comments

Leslie Betlach | 425-430-6619 | Ibetlach@rentonwa.gov

Valley Vue Preliminary Plat Comments: 08/25/2014

Parks impact fee per Ordinance 5670 applies. Bicycle lanes per adopted Trails and Bicycle Master Plan "Talbot Road South Bicycle Lanes." Sheet 148 shall be incorporated as part of project.



OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER:

LOCATION:

Valley Vue Preliminary Plat LUA14-001040, ECF, PP 3106 and 3112 Talbot Rd S

Description: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.3-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South and are part of the Black River Basin.

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THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 5, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.



A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **JULY 14, 2015** AT 12:30 PM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

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